



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

October 16, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: AMENDMENT NO. 1 TO LEASE  
AGREEMENT NO. 75089 BETWEEN THE COUNTY OF LOS ANGELES AND  
AMDG AVIATION, INC., FOR THE CONSTRUCTION OF AIRCRAFT  
STORAGE HANGARS AT EL MONTE AIRPORT IN EL MONTE  
(SUPERVISORIAL DISTRICT 1)  
(4 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that this lease is exempt under the California Environmental Quality Act, Section 15302(b).
2. Approve and instruct the Chairman to sign Amendment No. 1 to Lease Agreement No. 75089 between the County of Los Angeles and AMDG Aviation, Inc., for the lease of additional land upon which aircraft storage hangars and parking facilities will be constructed.
3. Instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager and operator for the collection of all rents to be paid.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to allow private development of larger aircraft storage hangars to appropriately accommodate current demand.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Fiscal Responsibility (Goal 4). This action will provide additional aircraft storage hangars for airport users and generate additional revenue to maintain and upgrade the airport to meet current Federal Aviation Administration standards.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund. All costs associated with this development are the responsibility of the Lessee. The initial rental rate for the amended lease will be \$859 per month, with annual cost-of-living adjustments based on the Consumer Price Index. Our management contractor, American Airports Corporation, will collect the rental payments and distribute 45 percent into the Aviation Enterprise Fund as provided for in our Airport Management Contract Agreement.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On September 21, 2004, your Board approved Lease Agreement No. 75089 between the County of Los Angeles and AMDG Aviation, Inc. The Lease Agreement authorized the development of 26,400 square feet of land for the construction of aircraft storage hangars for a term of 20 years and rental rate of \$726 per month. Due to necessary changes in the design of the aircraft storage hangars, 28,800 square feet of land is now required to accommodate the development. In consideration of the design features that benefit the County, we request that an additional 32 months of lease term be added, resulting in a new expiration date of May 30, 2027.

The terms of the attached amendment were negotiated by our airport management contractor and appear to be fair and reasonable.

This amendment has been reviewed and approved as to form by County Counsel.

### **ENVIRONMENTAL DOCUMENTATION**

The California Environmental Quality Act (CEQA) requires public agency decision makers to document and consider the environmental implications of their actions. The proposed project is categorically exempt pursuant to Section 15302(b) of the CEQA guidelines.

The Honorable Board of Supervisors  
October 16, 2007  
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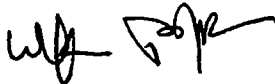
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of this amendment will result in construction of larger aircraft storage hangars available to the public at El Monte Airport.

**CONCLUSION**

Please return three adopted copies of this letter and amendment to the Department of Public Works, Aviation Division. Also, please forward one adopted copy of the letter to the County Assessor, Possessory Interest Division, and one to the Auditor-Controller, General Claims Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF' followed by a stylized flourish.

WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DLW  
TAG:hz

Attachment

c: County Counsel

AMENDMENT NO. 1 TO LEASE NO. 75089  
TO PROVIDE FOR THE LEASING OF ADDITIONAL LAND  
AT  
EL MONTE AIRPORT, EL MONTE CALIFORNIA

THIS AMENDMENT NO. 1 TO LEASE NO. 75089 for the leasing of additional land at El Monte Airport is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2007,

BY AND BETWEEN

COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as "County"),

AND

AMDG AVIATION, INC., "Lessee"),

WITNESSETH:

WHEREAS, County and AMDG Aviation, Inc., entered into Lease Agreement No. 75089 on September 21, 2004, for the construction and operation of aircraft storage hangars at El Monte Airport, El Monte, California; and

WHEREAS, Lessee desires to acquire additional land to construct more hangar space than originally planned together with sufficient additional land to provide apron for aircraft parking and land-side vehicle parking; and

WHEREAS, Lessee has requested an extension of the term of the Lease; and

WHEREAS, the County desires to lease additional unimproved land to Lessee and extend the term of the lease by 32 months.

NOW, THEREFORE, in consideration of the payment of rental and performance of the terms, covenants, and conditions hereinafter contained, to be kept and performed by the respective parties hereto, it is mutually agreed as follows:

1. Section 1.1 of the agreement shall be replaced in its entirety with the following:

"The Term of this lease shall be for 22 years 8 months commencing on October 1, 2004, and expiring May 30, 2027, hereinafter referred to as "Original Term," unless sooner terminated in accordance with the provisions hereof."

2. Section 2.1.1 - Leased Premises is amended to increase the number of square feet of unimproved land area to 28,800 square feet.

3. Section 2.2 is amended by the addition of the following sentence:

"As of the effective date of Amendment No. 1, the "Leased Premises" shall be defined as the property at El Monte Airport located at 4233 North Santa Anita Avenue, El Monte, California, comprised of approximately 28,800 square feet of vacant land, as legally described in Exhibit "A-1," and shown on Exhibit "C-1," each of which is attached hereto and incorporated by reference."

4. Section 4.1 – Notwithstanding Rents and Fees already paid by Lessee and abatements given by County, as provided for therein, Section 4.1 shall be amended and restated to provide as follows:

"Commencing on the date of Board approval of Amendment No. 1 to Lease No. 75089, the monthly rent will be \$859.57."

5. Exhibits "A-1" and "C-1," which are attached hereto and are made a part of the Lease.

6. This Amendment No. 1 shall be effective as of the date of approval by the County Board of Supervisors.

7. It is mutually understood and agreed that all other terms and conditions and provisions of the original Lease Agreement No. 75089 shall remain in full force and effect, except as herein expressly modified.

**The remainder of this page is intentionally left blank.**

IN WITNESS WHEREOF, the Lessee has executed this Amendment No.1 to Lease No. 75089, or caused it to be duly executed, and the County of Los Angeles, by order of its Board of Supervisors, has caused this Amendment No.1 to be executed on its behalf on the day, month, and year first written above.

COUNTY OF LOS ANGELES

By: \_\_\_\_\_  
Chairman, Board of Supervisors

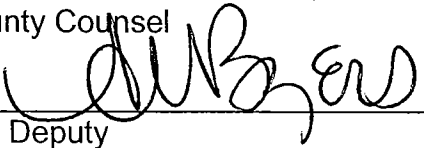
ATTEST:

SACHI A. HAMAI  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By: \_\_\_\_\_  
Deputy


APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

By:  \_\_\_\_\_  
Deputy

AGREED:

CHARLES T. MATTHEWS  
AMDG Aviation, Inc.

 \_\_\_\_\_

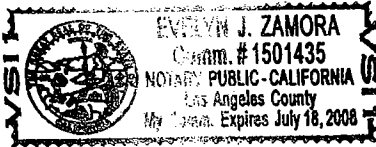
# ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } SS.

On September 19, 2007 before me, Evelyn J. Zamora,  
(DATE) (NOTARY)  
personally appeared Charles T. Matthews  
SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Evelyn J. Zamora  
NOTARY'S SIGNATURE

## OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

### CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER  
\_\_\_\_\_  
TITLE(S)
- ☐ PARTNER(S)  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### DESCRIPTION OF ATTACHED DOCUMENT

AMDG Lease Agreement  
TITLE OR TYPE OF DOCUMENT

5 pages  
NUMBER OF PAGES

September 19, 2007  
DATE OF DOCUMENT

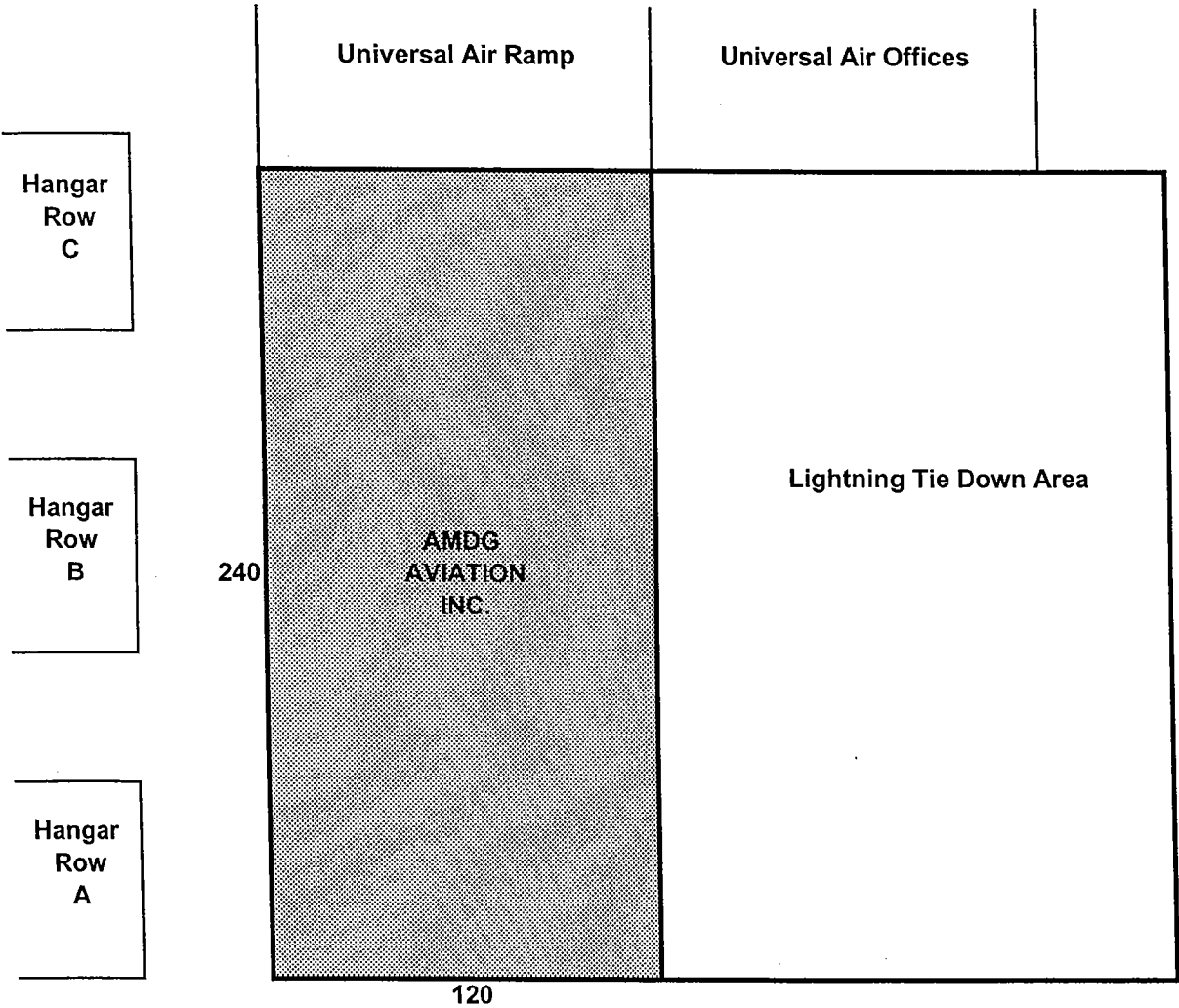
OTHER  
\_\_\_\_\_  
\_\_\_\_\_

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

RIGHT THUMBPRINT  
OF  
SIGNER

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EXHIBIT A-1  
LEASED AREA



NOT TO SCALE

HANGAR DEVELOPMENT - AMDG AVIATION, INC.

UNIMPROVED LAND AREA - Approximately 28,800 Square Feet





**EXHIBIT C-1**  
**Description of Improvement to Be Built**

1. Obtain a survey of the Leased Premises and a legal description.
2. Submit a preliminary site plan including: the building(s), ramp area, parking area (if any), landscaping, and trash enclosure.
3. Submit plan, including cost estimates, for approval.
4. Coordinate all utility service requirements. Lessee will provide for, and make all arrangements for, all water, electrical and sewer services at its sole expense.
5. Construct approximately 26,400 square feet of aircraft storage hangars. The development shall consist of eight (8) rectangular hangars with an approximate size of 60 feet wide by 55 feet deep clear hangar door opening of 18 feet high. The development will include an observation deck and at least one Men's and one Women's ADA compliant restroom facility.
6. Construction requirements: Plan approval, permits required, supervision, and quality of construction are contained in construction specifications.
7. Secure all necessary approvals from the necessary agencies.
8. Provide a landscape plan to the Airport Manager for approval prior to start of construction.
9. Payment for Improvement / Administrative Fee. Lessee shall make all payments directly to contractors, and Lessee shall provide County with final lien releases and waivers in connection with Lessee's payment for work to contractors. In addition to the cost of such work, Lessee shall pay to County a fee for Lessee's use of County's personnel involved with the administration, coordination, inspection and the like, pertaining to the improvements to be built. Said fee shall be Three-Quarters-of-One-Percent (.0075) of the cost of the improvements. Such fee shall be paid by Lessee within ten (10) days after rendition of an invoice therefore.